

Project: **Studio at Cherrywood**
2 Millham Lane, Lostwithiel

Document: **Heritage Statement**

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Status: **Planning**

PEARSON LUBBOCK ARCHITECTS
26 Grenville Road Lostwithiel Cornwall PL22 0EP
01208 871436

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INTRODUCTION

This document has been written to support the understanding and interpretation of a listed building consent planning application submitted for the conversion and extension of an existing garage building adjacent to 2 Millham Lane, Lostwithiel, Cornwall. The house to which the project will link is listed (Grade II) - although the new construction will only physically make a connection to the existing utility space, which is a much later addition to the original property.

The new owners wish to create a large studio space for their use to practice yoga and other artistic/creative pursuits. The project will also provide a new toilet / shower room, since the existing house does not currently have any WC provision on the ground floor.

THE BUILDING AND ITS CONTEXT

In understanding the historic significance and value of the house and its setting, it has of course been useful to begin by reading the listed building description:

LOSTWITHIEL SX 16 SW 4/48 Millham No 2 - II

House. Circa 1830. Painted stone rubble, slate roof with ridge coping tiles and gable ends, gable end brick stack to left, rendered stack to right. 2-room plan with central entrance, each room of equal size. 2 storeys and 3 windows, at first floor all 12-pane sashes, ground floor has central 6-panelled door with over-light, in glazed gabled porch, 12-pane sash to right and sash with margin glazing to left. Left side has cellar doorway with segmental head, double doors with strap hinges. Rear has three 12-pane sashes at first floor, at ground floor a small C20 lean-to addition to left and 12-pane sash to right. Interior Not inspected.

Listing NGR: SX1118360266

It seems that earlier owners of the property have carried out various alterations, which means that several features no longer exist or have changed, since this description was drafted:

- the exterior walls and both chimneys have now been rendered, but leaving the granite quoins, lintels and other significant stones associated with the window openings exposed.
- the main fenestration is intact and seems to be in good condition, but the front door, over-light and the entrance porch described are now replaced by a new broader entrance space with a hipped roof.

- the basement cellar doors have been removed and the opening has been sealed in with solid construction. The render here has again been restricted to the general walling and so the stones of the segmental arch described are still visible.

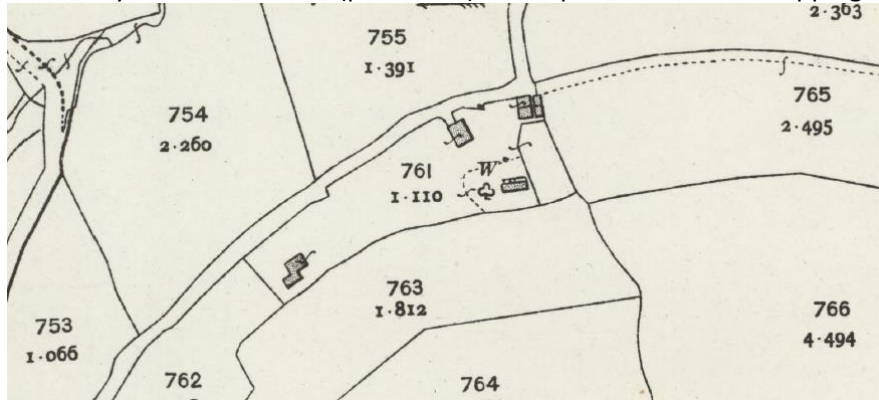
The description confirms that, from the rear, the lean-to addition (to the left - the utility space) is a 20th century addition. Closer inspection of the construction certainly bears this out.

We are slightly surprised that the steps down (and a narrower entrance arch) to the cellar on the south-eastern side of the house are not mentioned in the listed building description – these are of some merit / interest and will be retained.

Historical mapping indicates that the house was the original 'primary residence' set within a plot that included what is now nos 1, 4 and 5 Millham Lane. It appears to pre-date these buildings which are not listed.



The 1881 OS map (pub. 1888) indicates a secondary building on the higher ground to the south-east, and the arrangement does not seem to have altered by the 1905 edition (pub. 1907) which provides clearer mapping.



It is difficult to be certain, but perhaps the scale and form of this building might indicate a stables with adjacent fenced paddocks?... The low-level access to the cellar direct from the lane and the arrangement of the long driveway (its commencement marked by the indentation to the lane further west) which presents the house symmetrically and visible at some distance to visitors approaching its front door, point towards it being a relatively 'high status' dwelling - if of relatively modest scale, compared to the size of the full plot which it occupied.

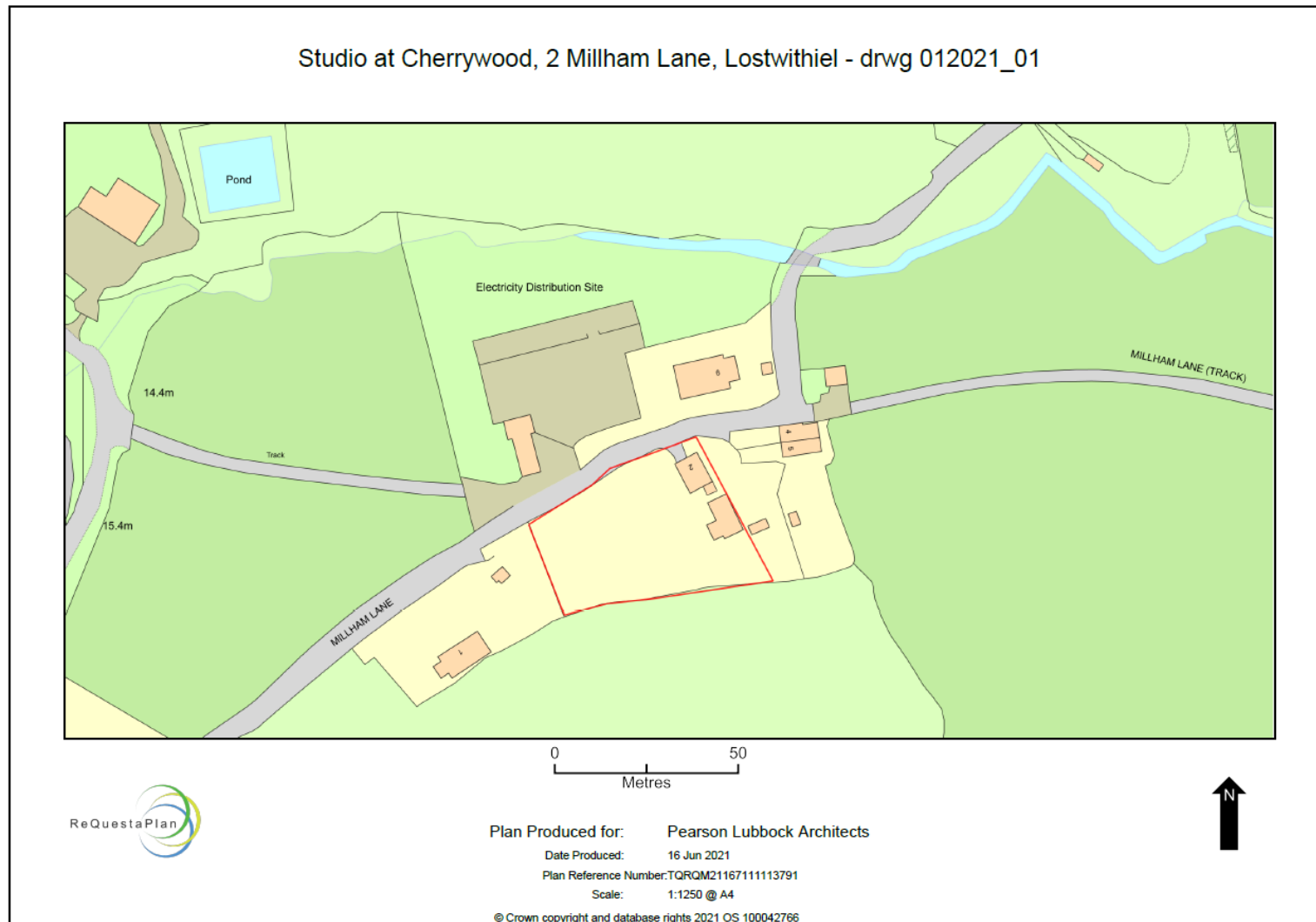
There does not appear to be any other ancillary outbuildings either attached to or in a close relationship with the main house as part of the original layout.

The current garages which are the subject of this application seem to have been constructed specifically for that purpose during the second half of the 20th century and there is no evidence of any pre-existing historic structures occupying this part of the site. The basic single-skin blockwork construction would appear to have been extended in three distinct phases, with the addition of the secondary garage probably forming the final phase. Excavation into the sloping site was necessary to accommodate the footprint and so the building is effectively 'set in' to the plot and is situated beyond the house when viewed from the public highway of Millham Lane. Consequently, it is hardly possible to observe it from any public viewpoints.

The roofing for the existing spaces is in the form of corrugated sheeting and the windows are an eclectic mix, with some 'second-hand' insertions.

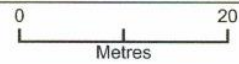
We conclude that the existing garage building has no intrinsic architectural value and its conversion to habitable space does not present any harm to the house or site as an historic asset. In linking to the existing accommodation, then some modification of the utility 'lean-to' is proposed, but (as noted) this is a later twentieth century addition to the original 1830s house and is not part of the historic fabric.

APPENDIX: SUBMITTED DRAWINGS (not to scale)



Location Plan

Studio at Cherrywood, 2 Millham Lane, Lostwithiel - drwg 012021_02



Plan Produced for: Pearson Lubbock Architects

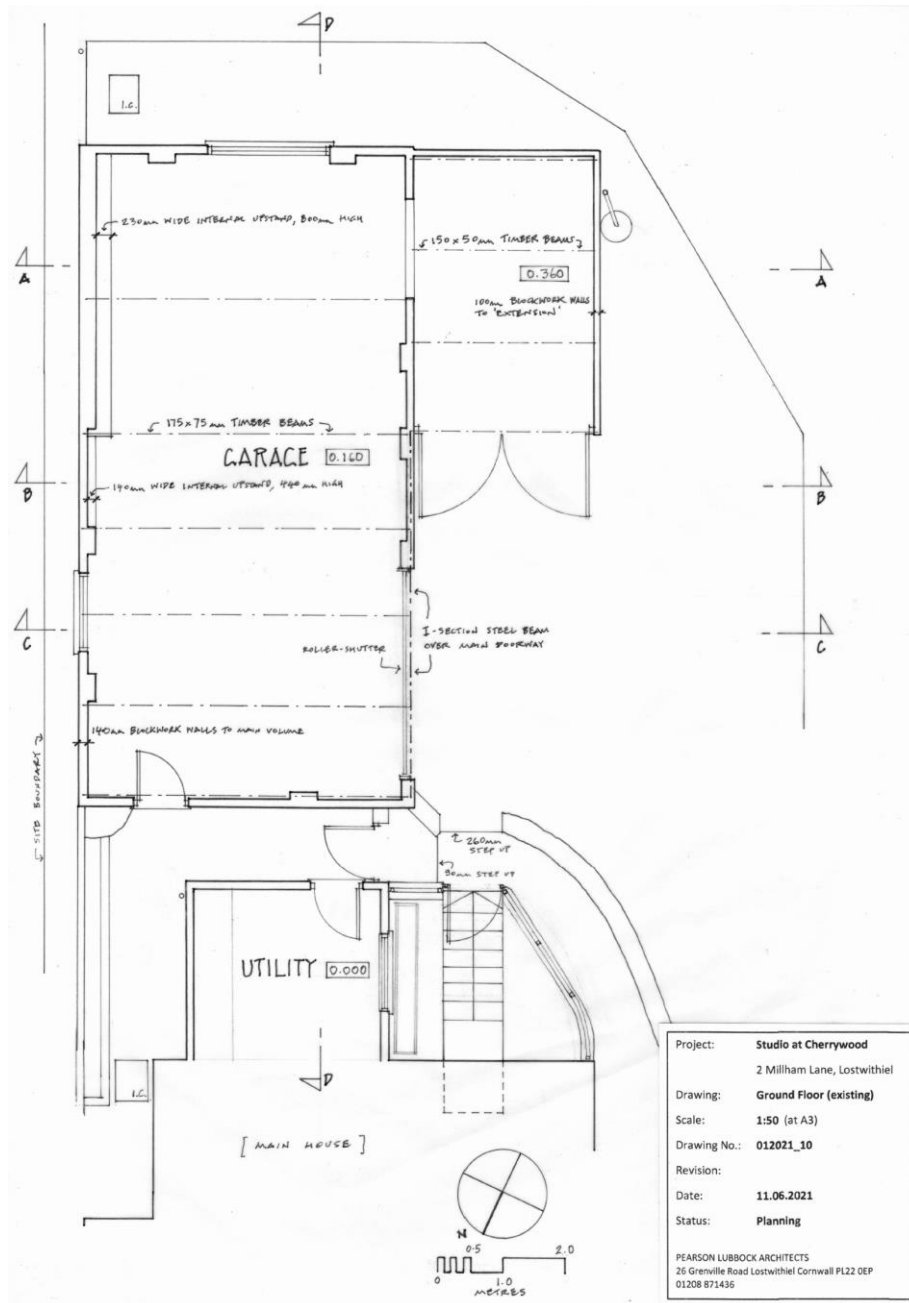
Date Produced: 16 Jun 2021

Plan Reference Number: TQRQM21167112501955

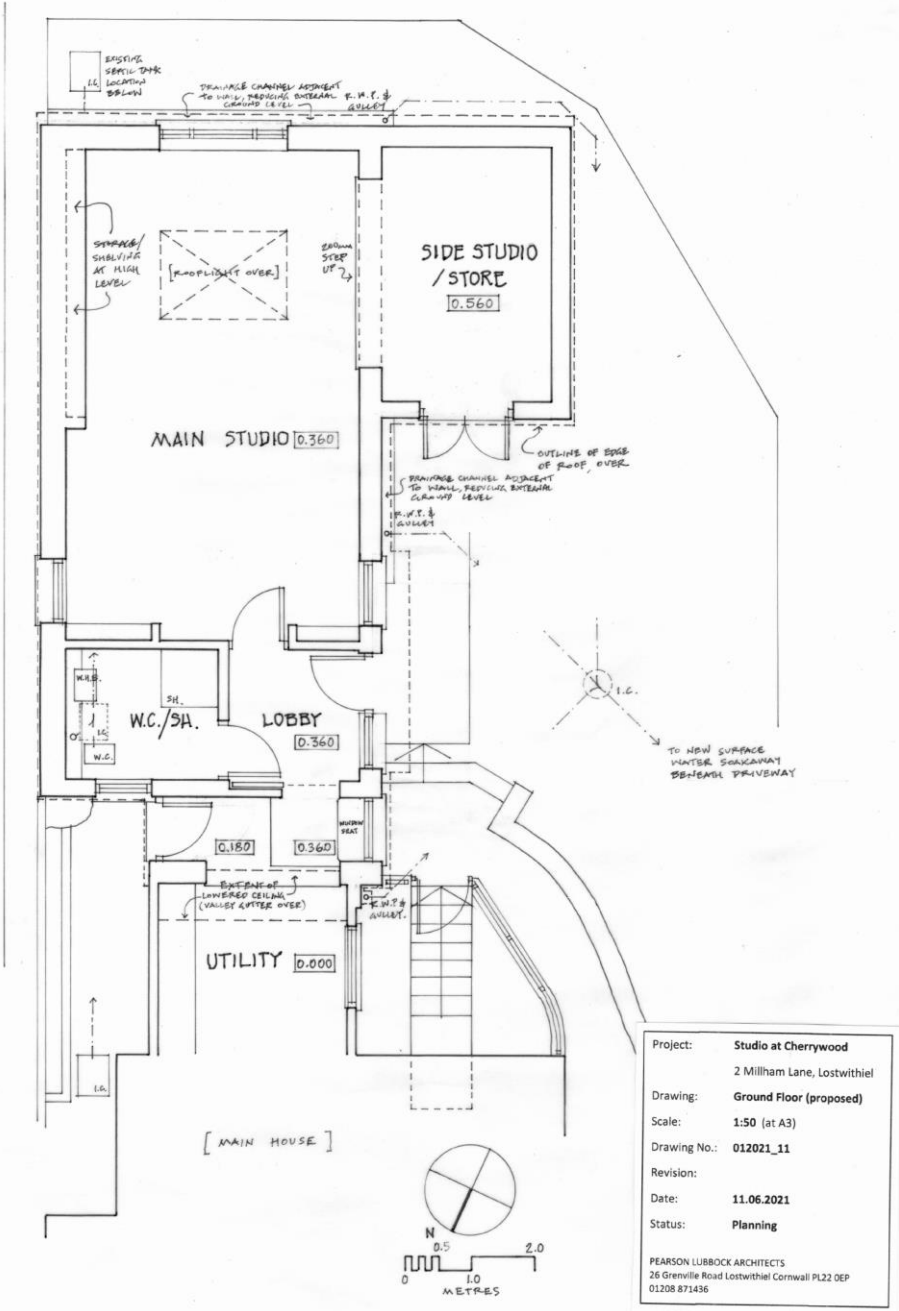
Scale: 1:500 @ A4

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Block Plan



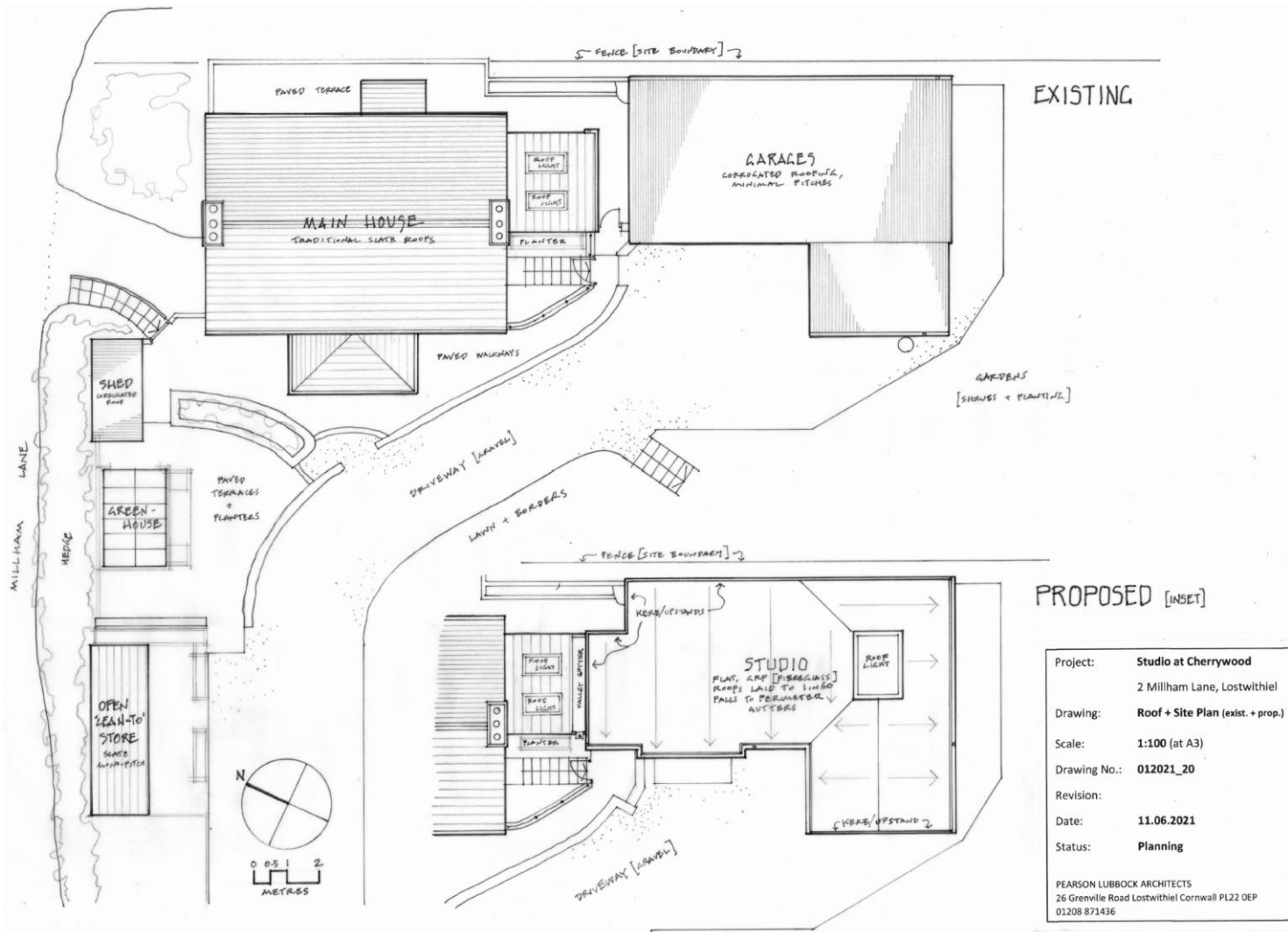
Project:	Studio at Cherrywood
	2 Millham Lane, Lostwithiel
Drawing:	Ground Floor (existing)
Scale:	1:50 (at A3)
Drawing No.:	012021_10
Revision:	
Date:	11.06.2021
Status:	Planning
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Project: Studio at Cherrywood
 2 Millham Lane, Lostwithiel
 Drawing: Ground Floor (proposed)
 Scale: 1:50 (at A3)
 Drawing No.: 012021_11
 Revision:
 Date: 11.06.2021
 Status: Planning

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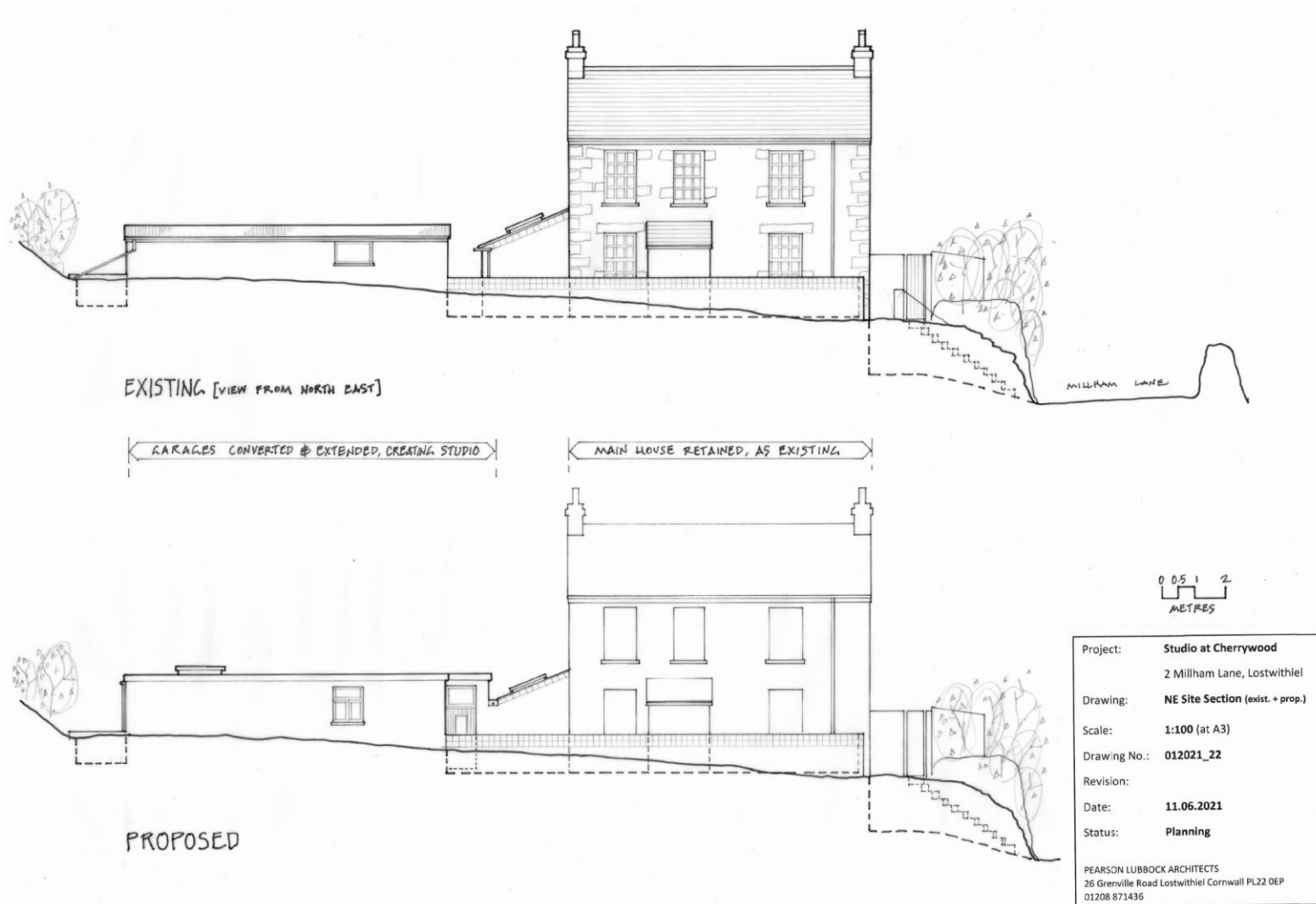
Ground Floor (proposed)



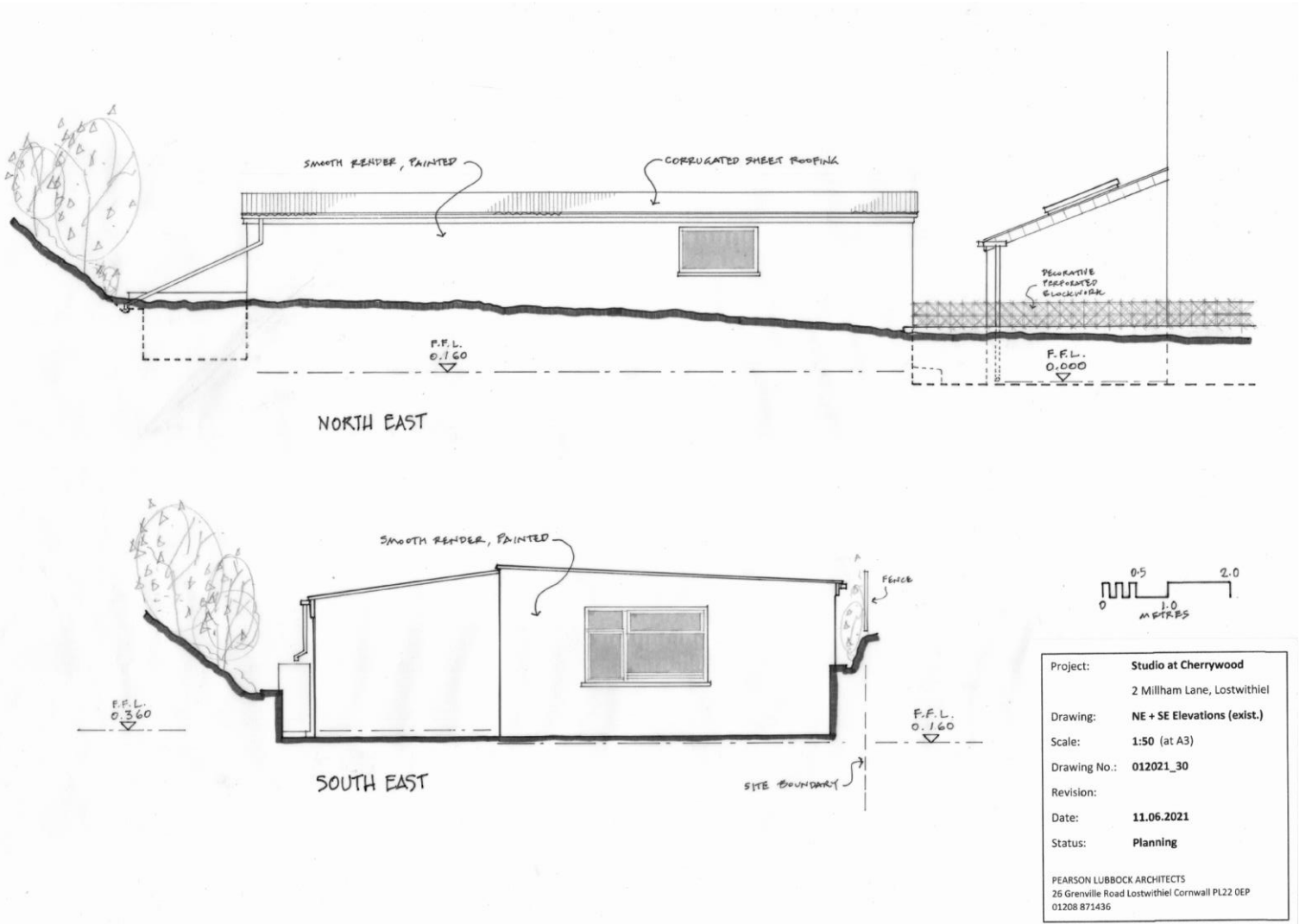
Roof and Site Plan (existing and proposed)



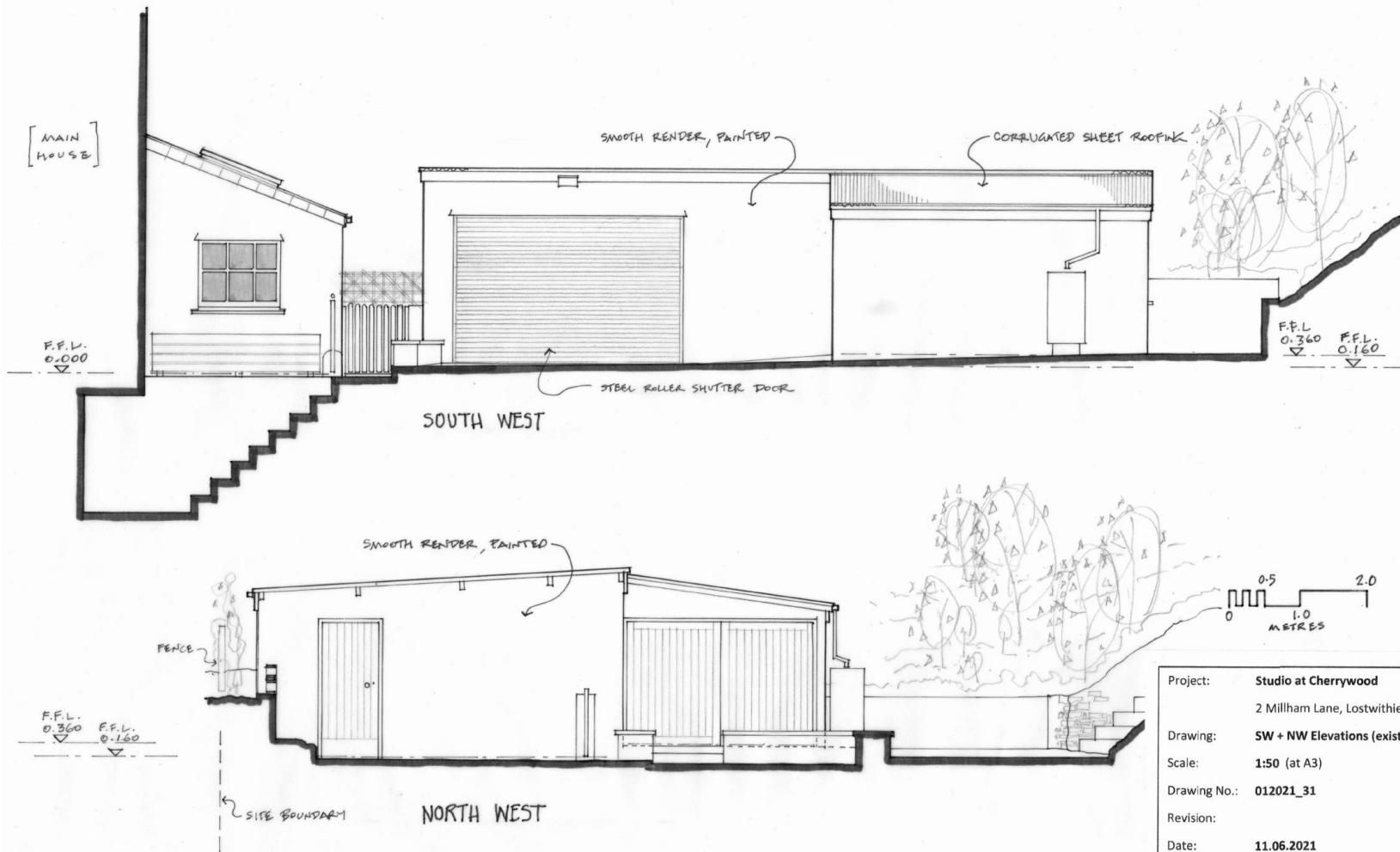
SW Site Section (existing and proposed)



NE Site Section (existing and proposed)

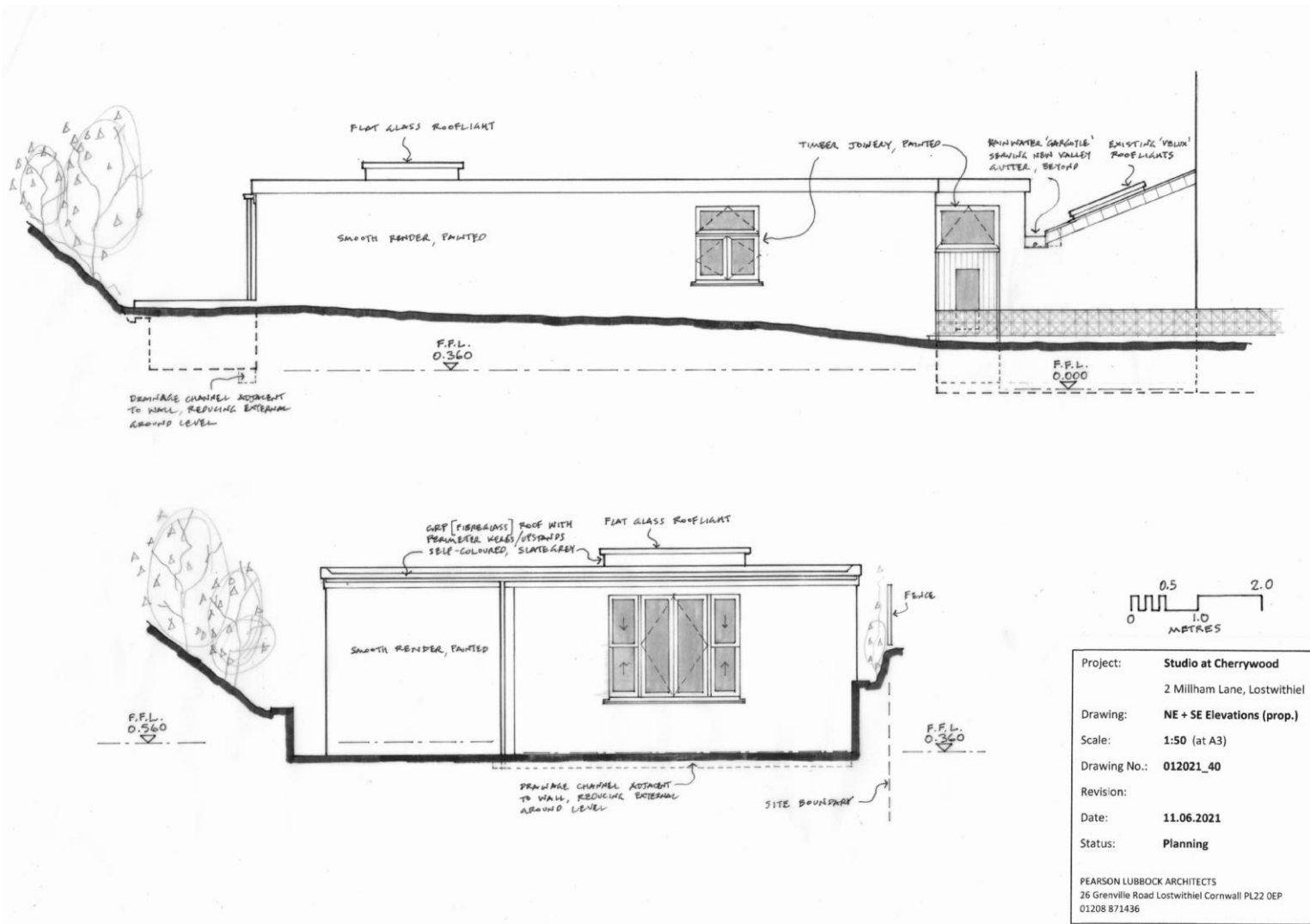


NE + SE Elevations (existing)

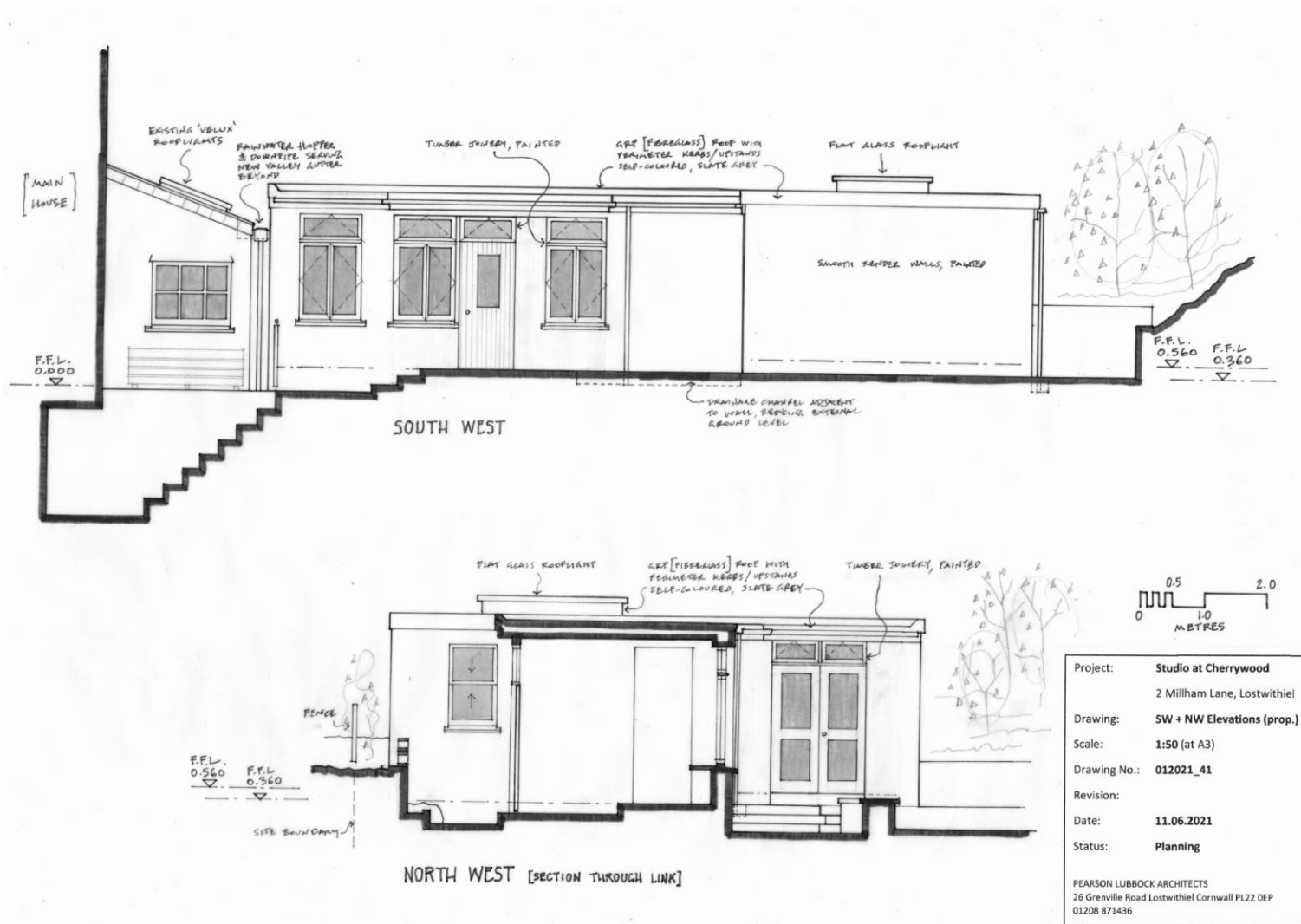


Project:	Studio at Cherrywood
	2 Millham Lane, Lostwithiel
Drawing:	SW + NW Elevations (exist.)
Scale:	1:50 (at A3)
Drawing No.:	012021_31
Revision:	
Date:	11.06.2021
Status:	Planning
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SW + NW Elevations (existing)



NE + SE Elevations (proposed)



SW + NW Elevations (proposed)